105.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	821,600	/	821,600
USE VALUE:	821,600	/	821,600
ASSESSED:	821,600	/	821,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLEASON THOMAS A--ETAL
Owner 2:	GLEASON PENELOPE A
Owner 3:	
Street 1:	26 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .311 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1617 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13560.000	242,800		578,800	821,600
Total Card	0.311	242,800		578,800	821,600
Total Parcel	0.311	242,800		578,800	821,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.10 | /Parcel: 508.10

Legal Description

User Acct
67466
GIS Ref
GIS Ref
Insp Date
09/27/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0016.0

!8324!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,800	0	13,560.	578,800	821,600		Year end	12/23/2021
2021	101	FV	233,600	0	13,560.	578,800	812,400		Year End Roll	12/10/2020
2020	101	FV	233,700	0	13,560.	578,800	812,500	812,500	Year End Roll	12/18/2019
2019	101	FV	189,200	0	13,560.	578,800	768,000	768,000	Year End Roll	1/3/2019
2018	101	FV	188,300	0	13,560.	496,100	684,400	684,400	Year End Roll	12/20/2017
2017	101	FV	188,300	0	13,560.	463,000	651,300	651,300	Year End Roll	1/3/2017
2016	101	FV	188,300	0	13,560.	396,900	585,200	585,200	Year End	1/4/2016
2015	101	FV	187,400	0	13,560.	355,500	542,900	542,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:07:58

LAST REV

Date	Time
10/09/18	10:20:26
apro	

PAT ACCT. 8324

USER DEFINED

Prior Id # 1:	67466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	943-157		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2005	499	New Wind	7,250					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Meas/Inspect	CC	Chris C
6/5/2009	Info At Door	189	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13560		Sq. Ft.	Site		0	70.	0.61	4									578,765						578,800	

Total AC/HA:	0.31129	Total SF/SM:	13560	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	578,765	Spl Credit		Total:	578,800

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29935062
Const Adj.:	0.97709113
Adj $ / SQ:	126.958
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351923
Depreciation:	109096
Depreciated Total:	242827

COMMENTS

PDAS OF=EX SHOWER.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

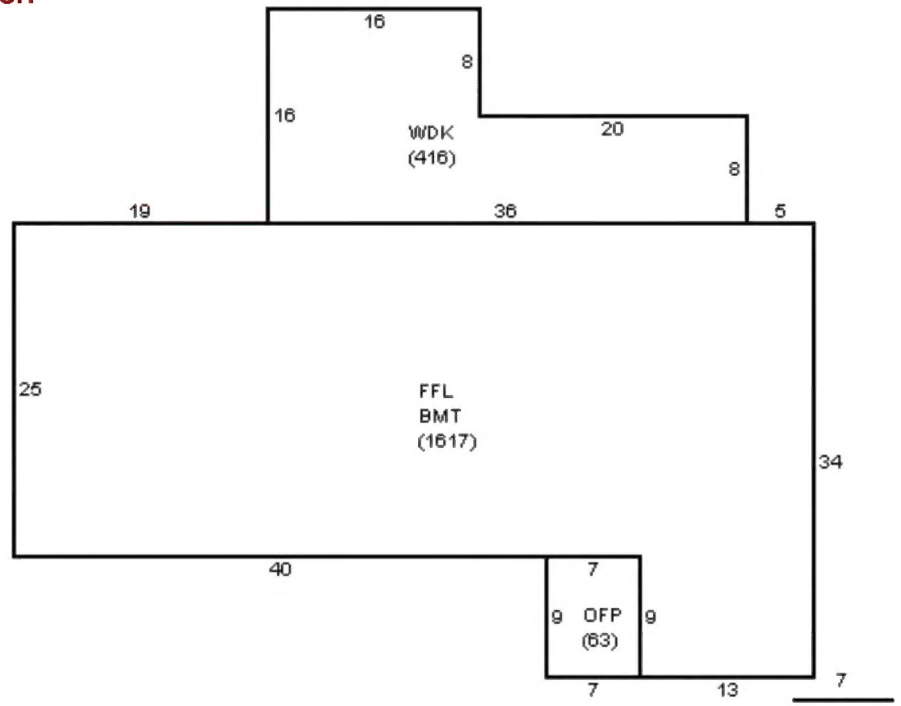
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.96
Special Features:	0	Val/Su Net:	65.39
Final Total:	242800	Val/Su SzAd	150.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,617	38.090	61,588
FFL	First Floor	1,617	126.960	205,292
WDK	Deck	416	8.210	3,416
OFP	Open Porch	63	41.710	2,628

Net Sketched Area:	3,713			Total:	272,924
Size Ad	1617	Gross Area	3713	FinArea	1617

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc